

From: **Corey Zetts** <corey.jane@gmail.com>
Date: Thu, Feb 2, 2012 at 10:07 AM
Subject: 634 E. Keefe proposal
To: nkovac@milwaukee.gov, mcoggs@milwaukee.gov
Dear Alderman Kovac and Alderwoman Coggs,

Thank you again for providing another opportunity for neighbors to learn about the Trinitas proposal for 634 E. Keefe and to respond with questions and concerns. While I think the company may have a model that works for them and some of the communities they currently serve, I strongly believe that their proposal is an inappropriate use for this site in our neighborhood.

The Trinitas representative said that 40% of their occupants typically bring cars. The development plans 700 beds, plus the ability of single units to have double occupancy, which means the development could house up to 764 residents. This would mean approximately 300 parking spaces would be needed to serve the residents' needs, which would mean 130 cars looking for spaces in the Riverwest neighborhood and Riverworks BID. That number doesn't include visitors to the development, parties, etc.

If you travel down any street in this area at night, you will find that street parking is heavily relied upon by the occupants of the duplexes and single family homes that comprise this section of our neighborhood. One of our neighbors stated in the meeting last night that she works until 11pm and has trouble, especially in winter, finding a parking space on her street when she returns home. Adding the influx of street parking that will follow this development will mean that more families coming home every night will not be able to find parking close to home. This means a lot to someone coming home late at night from work, someone with small children, someone carrying groceries, and someone who is elderly or infirm.

The businesses in Riverworks are good neighbors; they provide family-supporting jobs in our community and are investing in their properties and growing our local economy. As another business neighbor said, these businesses need a sense of stability from the City, they need land use decisions that support this BID remaining industrial / commercial.

The neighbors, residential and business, as well as City officials, put a lot of thought into the recently adopted Northeast side Area Plan, and this plan clearly says that Riverworks should be supported as an industrial / commercial BID. There is nothing in the plan that supports rezoning valuable industrial land for a use such as this. There is nothing that supports the negative impacts on every day quality of life that would be borne by the long-term residents and businesses in our neighborhood in order to support a market opportunity to house UWM students. There may be another place in our region that this development would make sense, but it is not at 634 E. Keefe.

Thank you.
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